

Accessory Structure Changes

IN CASE YOU MISSED THE NEWS, as of April 27, 2021, Goshen Township Board of Trustees made notable changes to the accessory structure requirements in Residential Districts.

Included in the changes:

1/2 acre and below are now permitted 30% lot coverage

One-half acre is 21,780 square feet, allowing up to 6,534 square feet of total lot coverage.

Over 1/2 acre, and up to 1 acre, are now permitted 40% lot coverage

Now permitted between 8,886 up to 17,424 square feet of total lot coverage.

Over 1 acre is now permitted 50% lot coverage

Over 1 acre, has no maximum square footage for an accessory structure.

1.1 acres would be permitted 23,958 square foot of total lot coverage.

2.0 acres would be permitted 43,560 square foot of total lot coverage.

3.0 acres would be permitted 65,340 square foot of total lot coverage.

4.0 acres would be permitted 87,120 square foot of total lot coverage, and

5.0 acres would be permitted 108,900 square foot of total lot coverage.

Definitions:

Accessory Structure

Pole building, detached garage or deck, shed, pool, hot tub, gazebo, freestanding solar panels, and other similar structures

Principal Structure

A building or structure used or intended to be occupied for residential use.

Lot Coverage

The area within a single lot, which contains a principal or accessory structure, driveway, sidewalk, and other similar items.

Your Trustees are happy to make these changes, in hopes of helping our residents achieve the maximum use of their land.

If you have any questions regarding your property and the maximum lot coverage permitted, please call our Planning and Zoning Director Harry L. Holbert, Jr. at 513-722-4300 ext. 317.